

168.0

0008

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
626,500 / 626,500
626,500 / 626,500
626,500 / 626,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
258		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RIZZO DIANE M &	
Owner 2: MURRAY JUDITH A RIZZO	
Owner 3:	

Street 1: 258 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RIZZO GEORGIANA M/ESTATE -

Owner 2: -

Street 1: 258 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

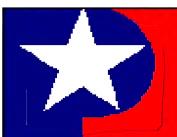
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7827		Sq. Ft.	Site		0	70.	0.84	7									458,365						458,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7827.000	168,100		458,400	626,500		111596
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18


PATRIOT
Properties Inc.

USER DEFINED

Prior Id # 1:	111596
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:01:16
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 168.0-0008-0001.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	168,100	0	7,827.	458,400	626,500		Year end	12/23/2021
2021	101	FV	162,400	0	7,827.	458,400	620,800		Year End Roll	12/10/2020
2020	101	FV	162,400	0	7,827.	458,400	620,800		620,800 Year End Roll	12/18/2019
2019	101	FV	141,600	0	7,827.	458,400	600,000		600,000 Year End Roll	1/3/2019
2018	101	FV	141,600	0	7,827.	386,300	527,900		527,900 Year End Roll	12/20/2017
2017	101	FV	141,600	0	7,827.	353,600	495,200		495,200 Year End Roll	1/3/2017
2016	101	FV	141,600	0	7,827.	301,200	442,800		442,800 Year End	1/4/2016
2015	101	FV	140,900	0	7,827.	261,900	402,800		402,800 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIZZO GEORGIANA	66043-197		9/9/2015	Estate/Div		No	No		
RIZZO GEORGIANA	9881-404		8/31/1961	Convenience		No	No	Georgiana Rizzo dod 5/26/2014	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/21/2005	518	Re-Roof	5,925	C					7/21/2018	MEAS&NOTICE	HS	Hanne S
									11/10/2008	Meas/Inspect	336	PATRIOT
									1/27/2000	Inspected	276	PATRIOT
									12/20/1999	Measured	264	PATRIOT
									7/16/1993		TH	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

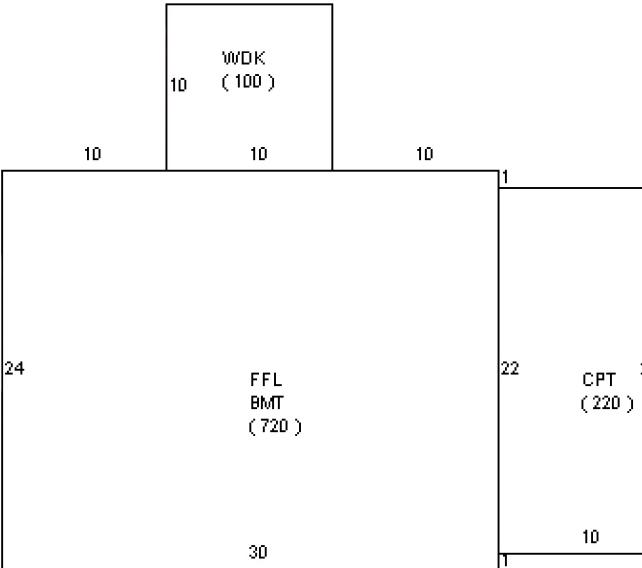
BATH FEATURES

Full Bath:	1	Rating: Average	SCUTTLE.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 4	BRs: 2	Baths: 1	HB
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SKETCH

Sum Area By Label :
FFL = 720
BMT = 720
WDK = 100
CPT = 220

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	4	2	

RES BREAKDOWN**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONALITY****ECONOMIC****SPECIAL****override**

GD

Good

18.

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